



To: All Unit Owners and Residents
Date: July 15, 2025
Subject: New Grill Policy – Effective August 15, 2025

Dear Residents,

Our Association insurance carrier is requiring that we change our policy on the use and storage of outdoor grills. In short, ***personal charcoal and wood-burning grills can no longer be used or stored on the property.*** Grills fueled by natural gas, liquid propane, or pellets are permitted, as are smokers and similar devices for cooking.

We know this may come as a disappointment to some of us. This change is no reflection on resident ability to be responsible charcoal or wood-burning grill users. Rather, the purpose is to reduce the risk of fire and ensure we remain in compliance with our insurance policy terms. Non-compliance may jeopardize the Association's coverage and lead to increased premiums, potential liability, or loss of coverage. Losing the Association's current insurance coverage would be an enormous problem. Given the age and construction of our buildings, very few companies are willing to insure us. We are fortunate in the strong relationship we have built with our current carrier and must do all we can to maintain it.

To comply with this directive from our insurance carrier, we are revising our policy regarding the use and storage of grills on Village property.

Effective August 15, 2025, the following Grill Policy will be implemented and enforced:

- Charcoal and wood burning grills, including hibachi grills, fire pits, and Solo-type “smokeless” stoves are ***prohibited*** at individual units. Residents may use the fixed charcoal grills at the playgrounds.
- No permitted gas grill (liquid propane or natural gas), pellet grill, smoker, or other similar device intended for cooking, heating, or any other purpose shall be used or kindled on any deck or patio or under any building overhang. While in use such grills ***must be 10 feet or more away*** from any building. When not in use, storage on decks of the above-mentioned devices is permitted
- Permitted grills must not obstruct walkways, exits, or common areas at any time.
- All residents are responsible for proper storage and maintenance of allowed grill types.
- While occasional use is reasonable, please keep in mind that smoke from any of these devices can be harmful or noxious to children, pets and individuals with breathing or allergy issues. Check with neighbors to ensure they are not harmed or inconvenienced by use of this equipment; be mindful of neighbors' open windows. If you receive a complaint from a neighbor, the appropriate response is to cease use immediately.

We appreciate your cooperation and understanding. If you have any questions about the policy or need clarification on acceptable grill types, please feel free to contact the office at office@pittsfieldvillage.com. Additionally, you are always welcome to bring your questions and concerns to the open forum period at any Board meeting. Unless otherwise noted, the Board meets on the fourth Wednesday of the month at 6:00pm. Meetings can be attended in person at the community building (2220 Pittsfield Blvd) or you may join virtually (contact the office for a link).

Thank you for helping to keep our community safe!

On behalf of the Board of Directors,

Kendra Zunich
Community Manager